

TEXAS TRANSPORTATION COMMISSION

GALVESTON County

MINUTE ORDER

Page 1 of 1

HOUSTON District

In the city of League City, Galveston County, on I-45, the State of Texas acquired certain land for highway purposes by an instrument recorded in Volume 1611, at Page 312, Deed Records of Galveston County, Texas.

A portion of the land, which portion is described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the sale of any interest in right of way no longer needed for a state highway purpose to abutting and adjoining landowners.

Silk Road Properties, LLC is an abutting landowner and has requested to purchase the tract for \$566,000.

The commission finds \$566,000 to be a fair and reasonable value of the state's right, title, and interest in the tract.

IT IS THEREFORE ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to Silk Road Properties, LLC for \$566,000; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

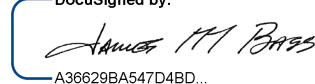
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4FC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115833 Aug 27 2020

| Minute Number | Date Passed |
|------------------|----------------|
|------------------|----------------|

EXHIBIT A

County: Galveston
Highway: Interstate 45 South
Limits: Harris County Line To SH 6
ROW CSJ Number 0500-04-003

PROPERTY DESCRIPTION
TRACT 16

Being a 1.074 acre (46,763 square feet) tract of land out of Lot 1, Block M, of Subdivision 9 and Lots 3 and 4, Block C of Town of Clear Creek a Subdivision shown on map or plat and recorded in Vol. 119 Pg. 67, Galveston County Deed Records (G.C.D.R.), further being a portion of that certain called 7.390 acre tract from C.F. Richardson, a simple man, to Texas Department of Transportation (TxDOT) as rewarded in Vol. 1611 Pg. 312, G.C.D.R., said 1.074 acres further described in Metes and Bounds as follows.

COMMENCING at a found 1/2 inch iron rod (having grid coordinates of X= 3,206,320.31, Y= 13,748,468.05) on the west property line of Town of Clear Creek Lot 3, Block C, as recorded under Vol. 119, Pg. 67, G.C.D.R. for the Northeast corner of a called 3.5406 acre tract conveyed to Silk Road Properties, LLC as recorded under Galveston County Clerk's File No. 2003091255 (G.C.C.F.), referenced from G.C.C.F No. 198636594 and Vol. 2423, Pg. 593, G.C.D.R.

THENCE, South 02 DEG. 51 MIN. 31 SEC. East, along the common line of said called 3.5406 acre tract and said Lot 3, a distance of 698.85 feet to the Northwest corner of a called 7.390 acre tract for a Controlled Access Highway Facility as recorded under Vol. 1611, Pg. 312 G.C.C.F. for the beginning of a curve to the left, and **POINT OF BEGINNING**, from which a found 1/2 inch iron rod with cap, bears for reference North 52 DEG., 45 MIN., 31 SEC. West, a distance of 0.83 feet (having grid coordinates of X= 3,206,355.16, Y= 13,747,769.93).

THENCE, along the northerly line of said called 7.390 acre tract as follows:

1. With said curve to the left, having a radius of 533.69 feet, a central angle of 35 DEG. 14 MIN. 21 SEC., a total arc length of 328.24 feet (Called 329.12'), and a chord bearing and distance of South 71 DEG. 51 MIN. 44 SEC. East, 323.09 feet to a point of tangency of the herein described tract;
2. South 89 DEG. 28 MIN., 54 SEC. East, continuing along the northerly line of said Control Access Highway Facility, a distance of 102.02 feet to the beginning of a curve to the right of the herein described tract;
3. With said curve to the right, having a radius of 423.07 feet, a central angle of 30 DEG., 00 MIN., 00 SEC., a total arc length of 221.52 feet, and a chord bearing and distance of South 74 DEG., 28 MIN., 54 SEC. East, 219.00 to the end of said curve;
4. North 79 DEG., 54 MIN., 24 SEC. East, to a found capped 1/2 inch iron rod, a distance of 39.16 feet to the beginning of a curve to the left;
5. With said curve to the left, having a radius of 1,106.28 feet, a central angle of 21 DEG., 59 MIN., 37 SEC., a total arc length of 424.66 feet, and a chord bearing and distance of North 08 DEG., 06 MIN., 17 SEC. East, 422.06 feet to a found 1/2 inch iron rod with cap for the northwest corner of the herein described tract;

EXHIBIT A

6. North 87 DEG., 17 MIN., 11 SEC. East, a distance of 4.94 feet to a found 1/2 inch iron rod on the existing west right-of-way. line of Calder Road (R.O.W. varies) and on the east line of said 7.390 acre tract, marking the northeast corner of the herein described tract;
7. South 02 DEG., 51 MIN., 04 SEC. East, with the existing west right-of-way line of said Calder Road and the east property line of said 7.390 acre tract, a distance of 444.63 feet to a set 5/8 inch iron rod with TxDot Aluminum Cap marking the southeast corner of the herein described tract (having grid coordinates of X= 3,207,100.24, Y= 13,747,590.96);
8. North 85 DEG., 06 MIN., 18 SEC. West, a distance of 309.24 feet to a set 5/8 inch iron rod with TxDot Aluminum Cap marking the beginning of a curve to the left;
9. With said curve to the left, having a radius of 372.15feet, a central angle of 04 DEG., 23 MIN., 15 SEC., a total arc length of 28.50 feet, and a chord bearing and distance of North 87 DEG., 17 MIN., 46 SEC. West, 28.49 feet to a set 5/8 inch iron rod with TxDot Aluminum Cap marking a point of tangency of the herein described tract;
10. North 89 DEG., 28 MIN., 49 SEC. West, a distance of 102.02 feet to a set 5/8 inch iron rod with TxDot Aluminum Cap marking the beginning of a curve to the right;
11. With said curve to the right, having a radius of 583.67 feet, a central angle of 31 DEG., 25 MIN., 07 SEC., a total arc length of 320.06 feet, and a chord bearing and distance of North 73 DEG., 46 MIN., 23 SEC. West, 316.07 feet to a set 5/8 inch iron rod with TxDot Aluminum Cap on the west line of said Controlled Access Highway Facility, marking the Southwest corner of the herein described tract;
12. South 02 DEG. 47 MIN. 13 SEC. East, along the west line of said 7.390 acre tract, a distance of 0.60 feet to a set 5/8 inch iron rod with TxDOT Aluminum Cap marking a South corner of the herein described tract;
13. South 60 DEG., 33 MIN., 39 SEC. West, a distance of 21.88 to a set 5/8 inch iron rod with TxDOT Aluminum Cap on the southwesterly line of said 5,696.02 square foot tract the southwest Corner of the herein described tract;
14. North 29 DEG., 32 MIN., 52 SEC. West, along the Access Denial Line, a distance of 50.00 feet to a set 5/8 inch iron rod with TxDOT Aluminum Cap marking the most Westerly corner of the herein described tract;
15. North 60 DEG., 33 MIN., 39 SEC. East, a distance of 46.99 feet to an interior corner of the herein described tract;
16. North 02 DEG., 51 MIN., 09 SEC. West, along the west line of said Controlled Access Highway Facility, a distance of 7.03 feet to the POINT OF BEGINNING and containing 1.074 acres (46,763 square feet) of land.

NOVEMBER, 2017

Tract 16

Page 3 of 6

EXHIBIT A

Save & Except a 0.0575 Ac. / 2,504 Sq. Ft easement as described herein:

COMMENCING at a found 1/2 inch iron rod on the west property line of Town of Clear Creek Lot 3, Block C, as recorded under Vol. 119, Pg. 67, G.C.D.R. for the Northeast corner of a called 3.5406 acre tract conveyed to Silk Road Properties, LLC as recorded under Galveston County Clerk's File No. 2003091255 (G.C.C.F.), referenced from G.C.C.F No. 198636594 and Vol. 2423, Pg. 593, G.C.D.R.;

THENCE, with a curve to the left, having a radius of 533.69 feet, a central angle of 29 DEG. 51 MIN. 28 SEC., a total arc length of 278.11 feet, and a chord bearing and distance of South 69 DEG. 10 MIN. 17 SEC. East, 274.98 feet to the southwest corner of a 50 feet wide drainage easement convey to the State of Texas, as recorded in Vol. 2283, Pg. 302, G.C.D.R. and the **POINT OF BEGINNING** of the herein described easement;


1. **THENCE**, continuing with said curve to the left, having a radius of 533.69 feet, a central angle of 05 DEG. 22 MIN. 53 SEC., a total arc length of 50.13 feet, and a chord bearing and distance of South 86 DEG. 47 MIN. 28 SEC. East, 50.11 feet to a found 1/2 inch iron rod with cap marking the southeast corner of said 50 feet wide drainage easement and the northeast corner of the herein described easement;
2. **THENCE**, South 00 DEG., 31 MIN., 06 SEC. West, across said 7.390 acre tract, a distance of 50.00 to a set 5/8 inch iron rod with TxDOT Aluminum Cap marking the Southeast Corner of the herein described easement and the beginning of a curve to the right;
3. **THENCE**, with said curve to the right, having a radius of 583.67 feet, a central angle of 04 DEG., 54 MIN., 45 SEC., a total arc length of 50.04 feet, and a chord bearing and distance of North 87 DEG., 01 MIN., 34 SEC. West, 50.03 feet to the Southwest corner of the herein described easement;
4. **THENCE**, North 00 DEG., 26 MIN., 19 SEC. East, across said 7.390 acre tract a distance of 50.21 feet to the **POINT OF BEGINNING** and containing 0.0575 (2,504 square feet) of land.

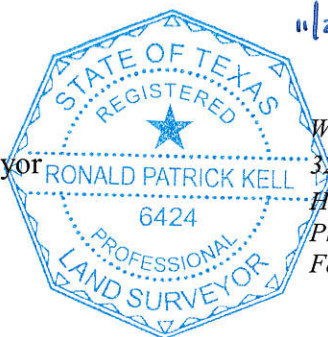
Leaving a total of 1.016 ac. or 44,259 sq. ft. of land.

A parcel plat of even date was prepared in conjunction with this property description.

****** The monument described and set may be replaced with a TxDOT Type II right-of-way marker upon completion of the highway construction project under the supervision of a registered professional land surveyor, either employed or retained by TxDOT.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone NAD 83, all distances and coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.0013


RONALD PATRICK KELL
Registered Professional Land Surveyor
Texas Registration No. 6424



11/20/17

Windrose Land Services
3200 Wilcrest, Suite 325
Houston, Tx. 77042
Phone: 713-458-2281
Fax: 713-461-1151



Exhibit A

NORTH

NOT TO SCALE

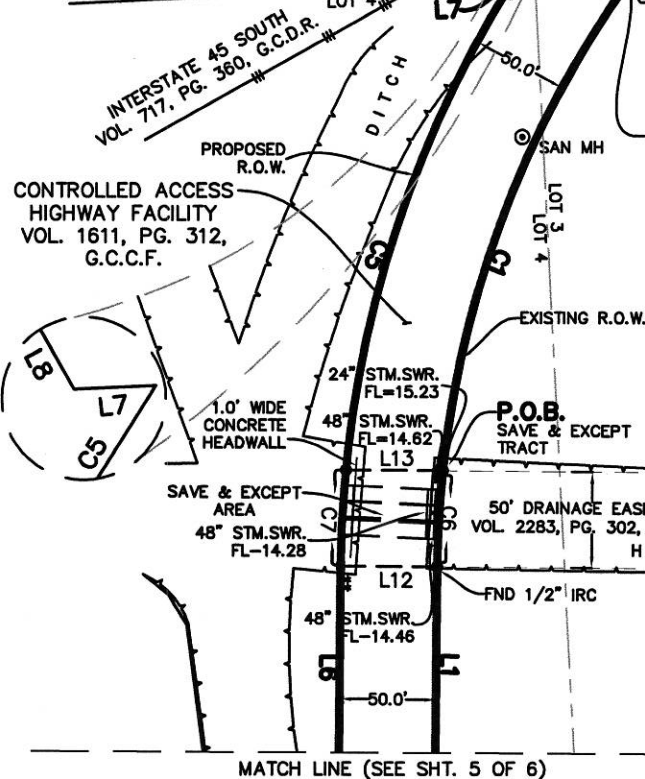
INTERSTATE 45 SOUTH
300' R.O.W. (VOL. 735, PG. 53, G.C.D.R.)

LOT 1, BLOCK M,
S.F. AUSTIN LEAGUE
SUBD. NO. 9

CONTROLLED ACCESS
HIGHWAY FACILITY
VOL. 1669, PG. 205, G.C.C.F.
SILK ROAD PROPERTIES, LLC
CALLED 0.109 ACRES
G.C.C.F. NO. 2011012649

SILK ROAD PROPERTIES, LLC
CALLED 3.5406 ACRES
G.C.C.F. NO. 2003091255;
REFERENCED FROM
G.C.C.F. NO. 198636594 &
VOL. 2423, PG. 593, G.C.D.R.

46,763 SQ. FT.,
SAVE & EXCEPT
2,504 SQ. FT.
OUT OF
THE S.F. AUSTIN LEAGUE,
ABSTRACT NO. 3



P.O.B.
X: 3,206,355.16 (GRID)
Y: 13,747,769.93 (GRID)
FND 1/2" IR
BEARS FOR
REFERENCE
N 52°45'31" W, 0.83'

P.O.C.
SAVE & EXCEPT
TRACT

TOWN OF CLEAR CREEK
LOT 3, BLOCK C
VOL. 119, PG. 67, G.C.D.R.

SOUTH 3/4 OF LOT 3
AND THE NORTH 1/2
OF LOT 4, BLOCK C,
TOWN OF
CLEAR CREEK
VOL. 1421, PG. 172, G.C.D.R.

HIGHBANK OF DITCH

50' DRAINAGE EASEMENT
VOL. 2283, PG. 302, G.C.D.R.

HIGHBANK OF DITCH

CURVE TABLE

| CURVE | RADIUS | DELTA | ARC | BEARING | CHORD |
|-------|----------|-----------|---------|---------------|---------|
| C1 | 533.69' | 35°14'21" | 328.24' | S 71°51'44" E | 323.09' |
| C2 | 423.07' | 30°00'00" | 221.52' | S 74°28'54" E | 219.00' |
| C3 | 1106.28' | 21°59'37" | 424.66' | N 08°06'17" E | 422.06' |
| C4 | 372.15' | 04°23'15" | 28.50' | N 87°17'46" W | 28.49' |
| C5 | 583.67' | 31°25'07" | 320.06' | N 73°46'23" W | 316.07' |
| C6 | 533.69' | 05°22'53" | 50.13' | S 86°47'28" E | 50.11' |
| C7 | 583.67' | 04°54'45" | 50.04' | N 87°01'34" W | 50.03' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 89°28'54" E | 102.02' |
| L2 | N 79°54'24" E | 39.16' |
| L3 | N 87°17'11" E | 4.94' |
| L4 | S 02°51'04" E | 444.63' |
| L5 | N 85°06'18" W | 309.24' |
| L6 | N 89°28'49" W | 102.02' |
| L7 | S 02°47'13" E | 0.60' |
| L8 | S 60°33'39" W | 21.88' |
| L9 | N 29°32'52" W | 50.00' |
| L10 | N 60°33'39" E | 46.99' |
| L11 | N 02°51'09" W | 7.03' |
| L12 | S 00°31'06" W | 50.00' |
| L13 | N 00°26'19" E | 50.21' |

DATE OF SURVEY: JUNE 2016

POINT OF BEGINNING

Y: NORTHING

X: EASTING

13747769.16

3206355.16

CONVEYANCE DATA CHART

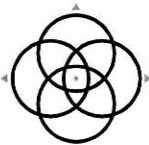
| STATION | | CURRENT | NEW ACQUIRED | APPROX. REMAINDER | |
|---------|----|-----------|--------------|-------------------|------------|
| FROM | TO | TRACT AC. | AC./S.F. | LEFT(AC.) | RIGHT(AC.) |
| - | - | - | -/- | - | - |
| - | - | - | - | - | - |
| - | - | - | - | - | - |

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

BEARINGS AND COORDINATES WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83) COORDINATES SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870. ALL MEASUREMENTS SHOWN HEREON ARE IN US SURVEY FEET.

PLAT SHOWING TRACT 16
INTERSTATE HIGHWAY 45
GALVESTON COUNTY, TEXAS

SHEET 4 OF 6



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

DRAWN BY: JF

CHECKED: RPK

APPRVD. BY: RPK

DATE: 11-2017

JOB NO: 52892

REVISED BY:

C.C.S.J. NO. 0500-04-003



Exhibit A

NORTH

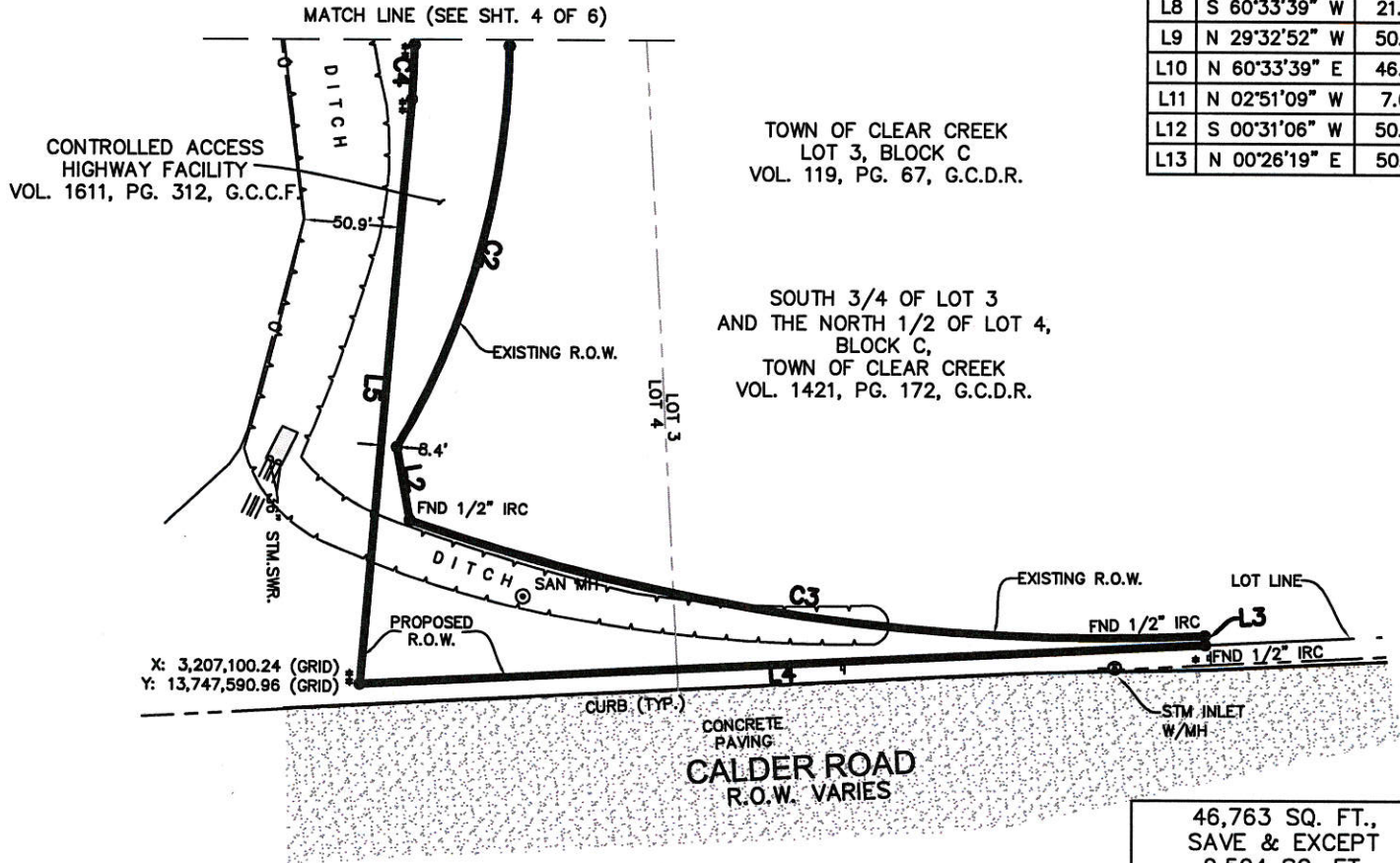
NOT TO SCALE

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| L13 | N 00°26'19" E | 50.21' |



DATE OF SURVEY: JUNE 2016

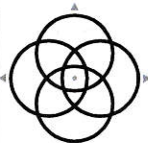
| POINT OF BEGINNING | | CONVEYANCE DATA CHART | | | | |
|--------------------|------------|-----------------------|----|-------------------|-----------------------|----------------------|
| Y: NORTHING | X: EASTING | STATION | | CURRENT TRACT AC. | NEW ACQUIRED AC./S.F. | APPROX. REMAINDER |
| | | FROM | TO | | | LEFT(AC.) RIGHT(AC.) |
| 13747769.16 | 3206355.16 | - | - | - | -/- | - - |
| | | - | - | - | - | - - |
| | | - | - | - | - | - - |

SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.

BEARINGS AND COORDINATES WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83) COORDINATES SHOWN HEREON ARE GRID AND CAN BE CONVERTED TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999870. ALL MEASUREMENTS SHOWN HEREON ARE IN US SURVEY FEET.

PLAT SHOWING TRACT 16
INTERSTATE HIGHWAY 45
GALVESTON COUNTY, TEXAS

SHEET 5 OF 6



WINDROSE
LAND SURVEYING | PLATTING

3200 WILCREST, SUITE 325 | HOUSTON, TX 77042 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

| | | |
|-----------------|---------------|--------------------------|
| DRAWN BY: JF | | |
| CHECKED: RPK | | |
| APPRVD. BY: RPK | | REVISED BY: |
| DATE: 11-2017 | JOB NO: 52892 | C.C.S.J. NO. 0500-04-003 |

SILK ROAD PROPERTIES, LLC
CALLED 3.5406 ACRES
G.C.C.F. NO. 2003091255;
REFERENCED FROM
G.C.C.F. NO. 198636594 &
VOL. 2423, PG. 593, G.C.D.R.

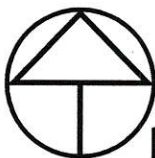
HIGHLAND TERRACE
SECTION ONE
VOL. 7, PG. 61, G.C.M.R.

P.O.C.
FND 1/2" IR

Exhibit A

CALDER RIDGE
MINOR PLAT
VOL. 2013A, PG. 49
G.C.M.R.

TOWN OF CLEAR CREEK
LOT 3, BLOCK C
VOL. 119, PG. 67, G.C.D.R.



NORTH
NOT TO SCALE

SILK ROAD
PROPERTIES, LLC
CALLED 0.109
ACRES
G.C.C.F. NO.
2011012649

CONTROLLED ACCESS
HIGHWAY FACILITY
VOL. 1669, PG. 205,
G.C.C.F.

LOT 1, BLOCK M,
S.F. AUSTIN LEAGUE
SUBD. NO. 9

INTERSTATE 45 SOUTH
VOL 735, PG. 79, G.C.D.R.

P.O.B.
FND 1/2" IRC
FOR REFERENCE
N 52° 45' 31" W,
0.83'

HIGHBANK OF DITCH

HIGHBANK OF DITCH

SOUTH 3/4 OF LOT 3
AND THE NORTH 1/2 OF LOT 4,
BLOCK C,
TOWN OF CLEAR CREEK
VOL. 1421, PG. 172, G.C.D.R.

SAVE & EXCEPT
0.0575 AC /
2,504 SQ. FT.

LOT 3
LOT 4

1.074 AC /
46,763 SQ. FT.

CONTROLLED ACCESS
HIGHWAY FACILITY
VOL. 1611, PG. 312,
G.C.C.F.

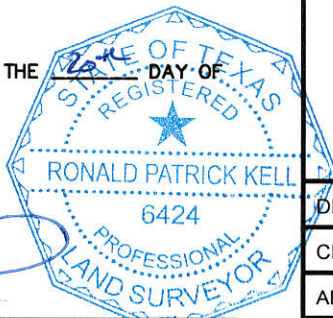
TOWN OF CLEAR CREEK
NORTH 1/2 OF LOT 4,
BLOCK C
VOL. 119, PG. 67, G.C.D.R.
CALLED 7.390 ACRES
VOL. 1611, PG. 312, G.C.D.R.

LEGEND

- ||— — CONTROL OF ACCESS LINE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCING
- ◆ — SET 5/8" IRON ROD WITH TX DOT ALUMINUM CAP
- ▲ — FOUND PROPERTY CORNER AS SHOWN
- — SET CONCRETE MONUMENT WITH TxDOT DISK
- — POINT FOR CORNER

I, RONALD PATRICK KELL, REGISTERED PROFESSIONAL
LAND SURVEY NO. 6424 IN THE STATE OF TEXAS, DO
HEREBY CERTIFY THAT THE ABOVE PLAT CORRECTLY
REFLECTS AN ACTUAL SURVEY MADE ON THE GROUND
UNDER MY SUPERVISION AND TO THE BEST OF MY
KNOWLEDGE AND BELIEF, THE LIMITS, BOUNDARIES AND
CORNERS ARE TRULY SHOWN JUST AS FOUND AT THE
TIME OF SURVEY.

GIVEN UNDER MY HAND SEAL THIS THE 20th DAY OF
NOVEMBER, 2017.



RONALD PATRICK KELL, RPLS NO. 6424

GENERAL NOTES

1. A PROPERTY DESCRIPTION OF EVEN DATE HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT.
2. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.
3. ** DENOTES - THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TxDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE HIGHWAY CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TxDOT.

DATE OF SURVEY: JUNE 2016

PLAT SHOWING TRACT 16
INTERSTATE HIGHWAY 45
GALVESTON COUNTY, TEXAS

SHEET 6 OF 6

| | | |
|-----------------|----------------------------|--------------------------|
| DRAWN BY: JF | | |
| CHECKED: RPK | | |
| APPRVD. BY: RPK | | REVISED BY: |
| DATE: 11-2017 | JOB NO: 52527-FISHER-ROW-1 | C.C.S.J. NO. 0500-04-003 |